



Carlos Jackson
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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Commissioners

April 17, 2007

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH CENTURY
COMMUNITY CHILDREN'S CENTERS, INC. (2)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Authorize the Executive Director to approve the sale of the Commission-owned site, located at 1200 E. Imperial Highway and 11605 Alvaro Street (Site), in unincorporated Los Angeles County, to the Developer for the sum of \$1.00.
2. Approve a Disposition and Development Agreement (DDA), attached hereto in substantially final form, between the Commission and Century Community Children's Centers, Inc., a nonprofit corporation (the Developer), for development of a childcare facility at the proposed Site.
3. Authorize the Executive Director to execute the attached DDA, and any additional administrative documents as may be necessary for the implementation of said development, including any necessary administrative amendments, following approval as to form by County Counsel and execution by all parties.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of the action is to approve a DDA between the Commission and the Developer for acquisition and development of a childcare facility for low- and moderate-income families.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

In 2006 the Commission purchased the Site for \$710,370, utilizing Community Development Block Grant (CDBG) Program funds, for development of a childcare center. The Commission now desires to enter into a DDA with the Developer to construct a childcare center on the Site. Developer agrees that for a period of ten years it will provide full- or part-time daycare services to a minimum of ninety-six (96) children, and at any given time at least 51% of the children will be from low- and moderate-income families.

In the event the operation of a childcare center becomes infeasible at the Site, the Site may be used for another public purpose eligible under the CDBG Program regulations, under the terms and conditions set forth in the DDA, and as approved by the Commission in consultation with the County.

Upon approval by your Board and execution of the DDA, the land shall be conveyed by the Commission to the Developer through a Quitclaim Deed with a Right of Reverter, whereby ownership of the Site will revert to the Commission if the Developer does not fulfill the terms of the DDA.

The Site is currently vacant and ready for site development. The attached DDA is being presented in substantially final form, has been approved by County Counsel as to form, and will be effective following execution by all parties.

ENVIRONMENTAL DOCUMENTATION:

An Environmental Assessment was prepared for this project pursuant to the requirements of the National Environmental Policy Act of 1969 (NEPA). Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on November 14, 2003. Following the required public comment period, the U.S. Department of Housing and Urban Development issued a Release of Funds for the project on December 3, 2003. The HUD NEPA process does not require an action by the Board of Commissioners.

Pursuant to the requirements of the California Environmental Quality Act (CEQA), and consistent with CEQA Guidelines, an Environmental Assessment/Mitigated Negative Declaration (EA/MND) was prepared for this project followed by the required public comment period. The Board of Commissioners' adoption of the EA/MND and the

Honorable Board of Commissioners
April 17, 2007
Page 3

Mitigation Monitoring Plan on September 20, 2005, and filing of a Notice of Determination, satisfies the requirements of CEQA. The Board's approval of the EA/MND was concurrent with its approval of the acquisition of the properties located at 1200 East Imperial Highway and 11605 Alvaro Street.

IMPACT ON CURRENT PROGRAM:

The project will increase the availability of affordable childcare services in the Second Supervisorial District and meets the national objective of providing services to low- and moderate-income persons in the unincorporated County.

Respectfully submitted,


for CARLOS JACKSON
Executive Director

CJ:JW

Attachments: 1